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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



8 Wyndham Road
New Waltham
DN36 4WA

Offers in the Region Of £285,000

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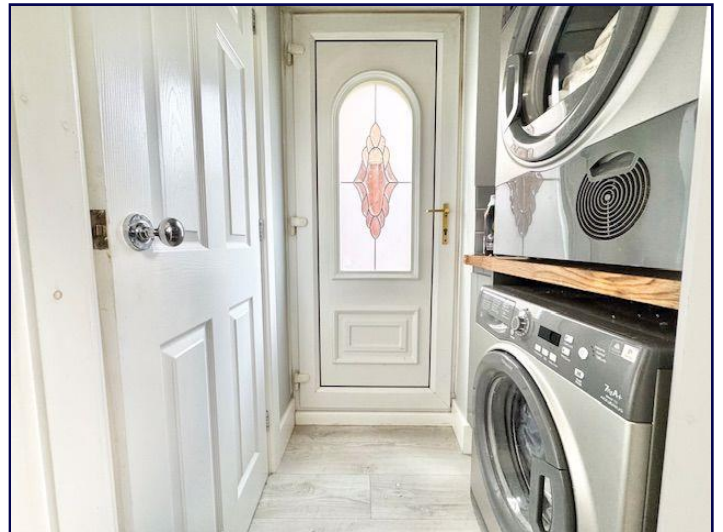
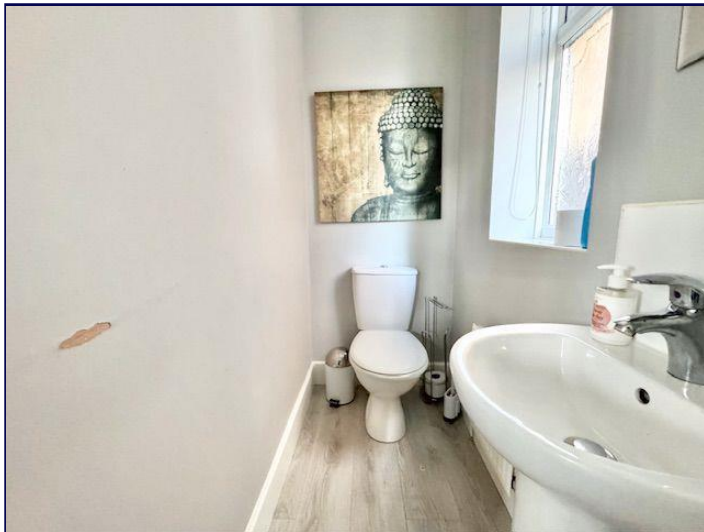
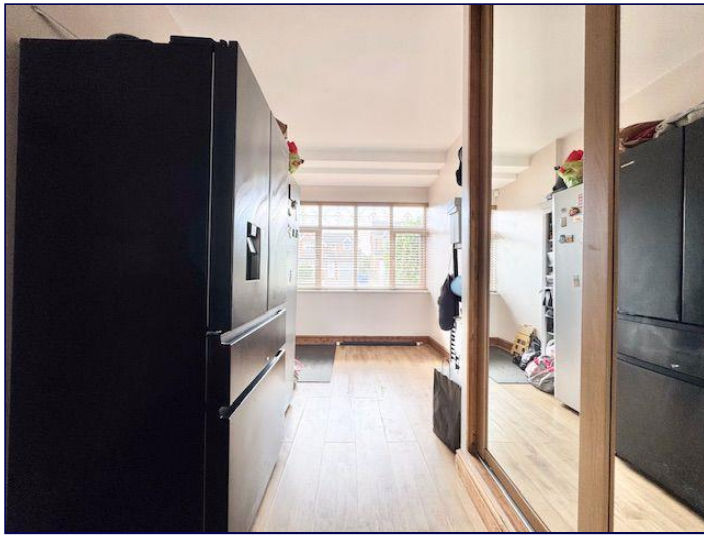
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Property Description

Stunning 4-Bedroom Detached Family Home in Sought-After Location This exceptional 4-bedroom detached house is nestled in a quiet cul-de-sac, offering the ultimate in family living. Excellent access to transport links, top-rated primary and secondary schools, and local amenities make it an ideal location for families seeking space and convenience. A large main room extension to the rear provides ample space for family living, while a garage conversion offers endless possibilities as a fifth bedroom or additional reception room. The accommodation features a modern en-suite shower room, family bathroom, and ground floor cloakroom, ensuring plenty of bathroom facilities. The heart of the home is the superb open-plan modern kitchen, breakfast room, dining room, and sunroom, perfect for family meals and relaxation. A separate lounge provides additional space for unwinding, and the entrance hall and porch offer a welcoming first impression. The beautifully landscaped rear gardens feature gravel and blue slate borders with mature planting, secure fencing, and decked and slab patio areas, providing a tranquil outdoor space. Off-road parking for two cars adds convenience. This property offers a fantastic opportunity for families to own a stunning 4-bedroom detached home in a sought-after location. With spacious accommodation, beautiful gardens, and an excellent location, it's sure to appeal to families seeking a large and

comfortable home. Schedule a viewing today and make this house your dream home!

Entrance porch

4' 9" x 3' 7" (1.44m x 1.08m)

With uPVC frosted front door and two uPVC windows the porch creates privacy as well as being a useful space for coats and shoes, decor is light grey with light grey laminate flooring.

Entrance hall

14' 6" x 2' 11" (4.41m x 0.89m)

A second frosted uPVC door leads into the hall which has grey laminate flooring, grey decor, white vertical radiator and two ceiling lights.

Lounge

18' 10" x 12' 3" (5.74m x 3.74m)

a spacious lounge with uPVC bay window to the front with blinds, wood laminate flooring, off white decor with dado rail, ceiling light and feature wood fireplace with marble inset and electric fire.

Snug / Bedroom Five

17' 11" x 7' 7" (5.47m x 2.30m)

The converted garage has uPVC window to the front, wood laminate floor, off white decor, built in wardrobes and ceiling light. This room either makes another reception room or bedroom five.

Kitchen breakfast diner

10' 9" x 20' 4" (3.27m x 6.21m)

A stunning high gloss grey kitchen has solid wood butchers block work top and breakfast bar and double sink drainer over, integral double oven grill, low level fridge and electric hob, grey metro tile splash backs, light grey laminate flooring, grey decor, two uPVC windows to the rear, two vertical white radiators, 10 down lights and space for dining table and chairs.

Sun room

16' 8" x 10' 2" (5.07m x 3.10m)

The sun room has solid roof with windows on all sides and uPVC French doors to the rear garden, the room has grey laminate flooring, three down lights, get decor and fitted blinds.

Utility Room

4' 10" x 3' 1" (1.47m x 0.94m)

The utility is small but functional with a stacked washing machine and dryer, uPVC frosted door to the side, grey decor, solid wood work top and splash back tiling, grey laminate and ceiling light.

Cloakroom

5' 7" x 3' 3" (1.70m x 0.98m)

With white sink and WC the cloakroom has neutral decor and flooring.

Stairs and landing

The stairs and landing have grey carpet, grey decor, storage cupboard, airing cupboard, uPVC window to the side, loft access and two ceiling lights.

Bedroom One

15' 8" x 12' 10" (4.78m x 3.90m)

With off grey decor, cream carpet, two uPVC windows to the front, fitted mirrored wardrobes, pendant light and radiator.

En suite

5' 1" x 6' 7" (1.56m x 2.00m)

The ens suite has vanity sink and WC with white storage units, corner shower with white tiled splash backs, black tiled floor, uPVC frosted window with blinds, extractor, chrome towel radiator and ceiling light.

Bedroom Two

10' 6" x 10' 5" (3.21m x 3.17m)

With off white decor, cream carpet, uPVC window with blinds, radiator and ceiling light.

Bedroom Three

11' 10" x 7' 10" (3.61m x 2.40m)

Pink decor, cream carpet, uPVC window to the rear, radiator and ceiling light.

Bedroom Four

7' 9" x 8' 11" (2.36m x 2.73m)

Cream carpet, off white decor, uPVC window, ceiling light and radiator.

Family Bathroom

6' 11" x 6' 5" (2.10m x 1.96m)

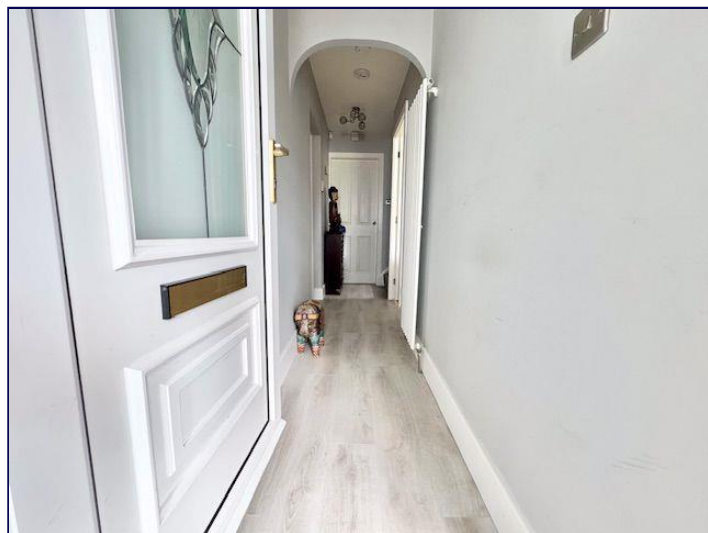
With matching three piece suite with P-shaped bath with shower and curved glass screen over, sink and WC, light grey tiled walls and floor, chrome towel radiator, uPVC frosted window, ceiling light and extractor.

Rear garden

The L shaped south west facing garden has three neat defined areas to it with decked patio to the immediate rear with blue slate borders landscaped with mature plants, slab path to gate to the front, a second decked patio with further space to enjoy the sun with path to side leading to timber lean to shed for storage and raised gravel border which connects a third area which has feature path and patio with further mature planting with the whole area enclosed with tall six foot timber fencing. Large shed at the very end of the garden.

Front garden

An open fronted block paved driveway has space for two cars with blue slate borders allocate space for mature bushes and shrubs that frame the house and garden areas.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
73.8 sq.m. (794 sq.ft.) approx.

1ST FLOOR
55.2 sq.m. (595 sq.ft.) approx.



TOTAL FLOOR AREA : 129.0 sq.m. (1389 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

MS/SEQ/8768/08.26